

EXHIBIT A

Frank Reed
817 Matlack Drive
Moorestown, NJ 08057
Telephone: (856) 956-6950
Creditor, Pro Se

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

RESIDENTIAL CAPITAL LLC et al.,

Debtors.

)
) Case No. 12-12020 (MG)
)
) Chapter 11
)
) Jointly Administered
)
)
)

DECLARATION OF STEVIE WATSON

I, Stevie Watson under penalty of perjury, declare as follows:

1. I am a Realtor who has done a variety of real estate transactions with Frank Reed.
2. My Offices are in Henrico, VA.
3. On June 20, 2012 I prepared an opinion regarding an economic loss Mr. Reed had relating to his property at 9717 Old Dell Trace Richmond, Virginia.
4. That opinion is contained herein below.
5. I stand by my opinion and understand that Mr. Reed's loss may be greater, as he has since lost the property to foreclosure.

06/26/2012 21:04

8047643328

STEVIE WATSON TEAM

PAGE 02/02



Stevie Watson
Tuckahoe Sales
Long and Foster Real Estate
8804 Patterson Avenue
Richmond, VA 23229-6361

June 20, 2012

Re: Lost Sale Profit for 9717 Old Dell Trace Richmond, Virginia 23238

To Whom It May Concern:

I am Stevie Watson. I am, and continue to be, a successful realtor in the Richmond, Virginia marketplace. Some of my credentials of note are:

- Award-Winning Top-Producer
- Ranked in the TOP 1% of all Realtors in America
- A TOP TEAM for Long and Foster in the Richmond area

(see: published bio attached)

For a number of years now, I have known Frank Reed. During this time, I have known him to purchase, renovate and / or build and sell for a profit both residential and commercial property. I have also participated in several transactions with Mr. Reed as either the buyer's and/or seller's agent.

As a result, I have a first-hand familiarity with Mr. Reed's property located at 9717 Old Dell Trace Richmond, Virginia 23238. This property in particular has even been featured in a published article about "Notable Neighborhoods" in the Richmond, Virginia area, *(see: article attached)*.

Now, I am aware that during 2008 Mr. Reed was in the middle of an extensive expansion and capital renovation of this property. I am also aware that Mr. Reed intended to sell the property for a profit as it had recently appraised for a minimum of \$1,725,000. *(see: appraisal attached)* Unfortunately, Mr. Reed did not finish this project and the market has since drastically declined. The current 100% assessed value of Mr. Reed's property is \$608,400 *(see both: Henrico County Tax Department Value attached and Henrico County valuation methodology indicating 100% market valuation process attached)*.

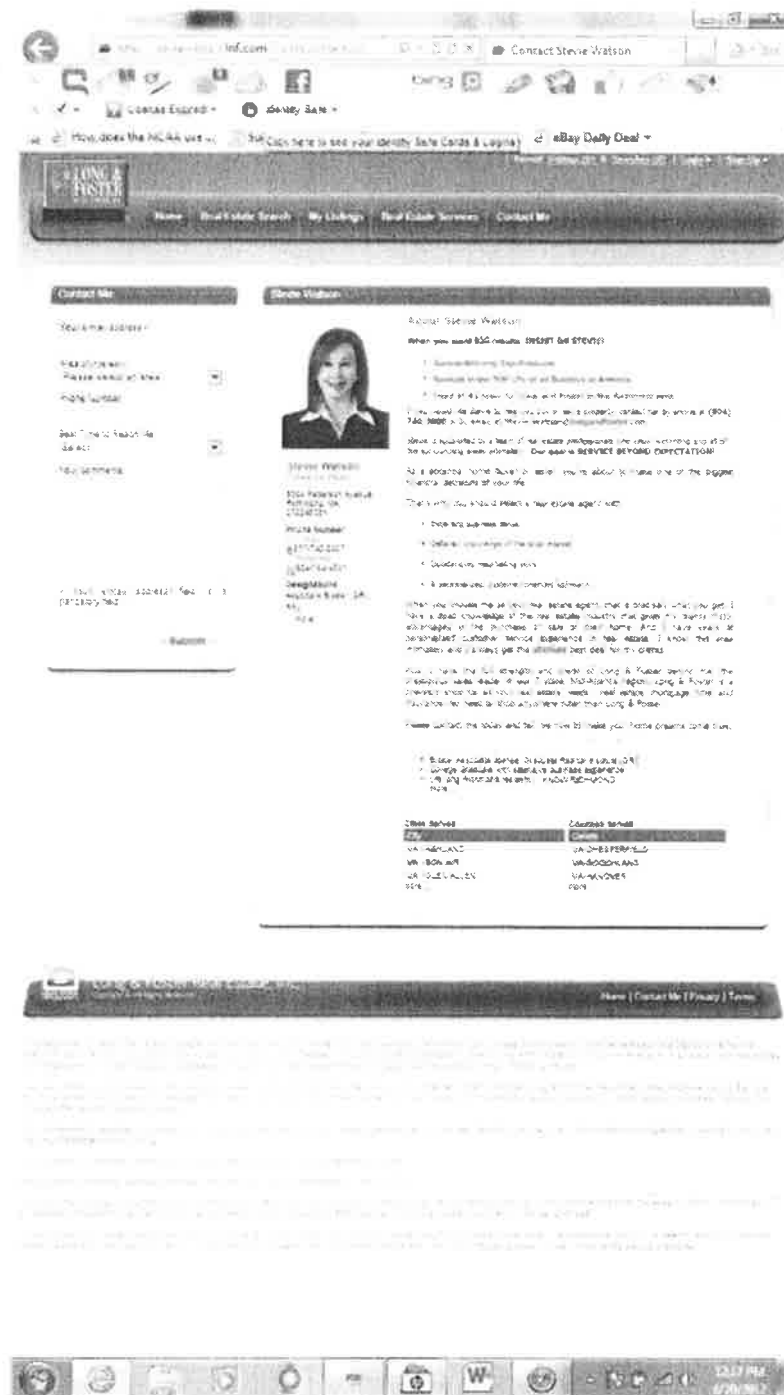
However, if Mr. Reed had finished the work on his house at 9717 Old Dell Trace Richmond, Virginia 23238, and had offered it for sale from June 2008 through the summer of 2009, it is my opinion that the house would have sold for the appraised value of \$1,725,000. Therefore, it is my estimation that Mr. Reed has currently lost a value of at least \$1,116,600.

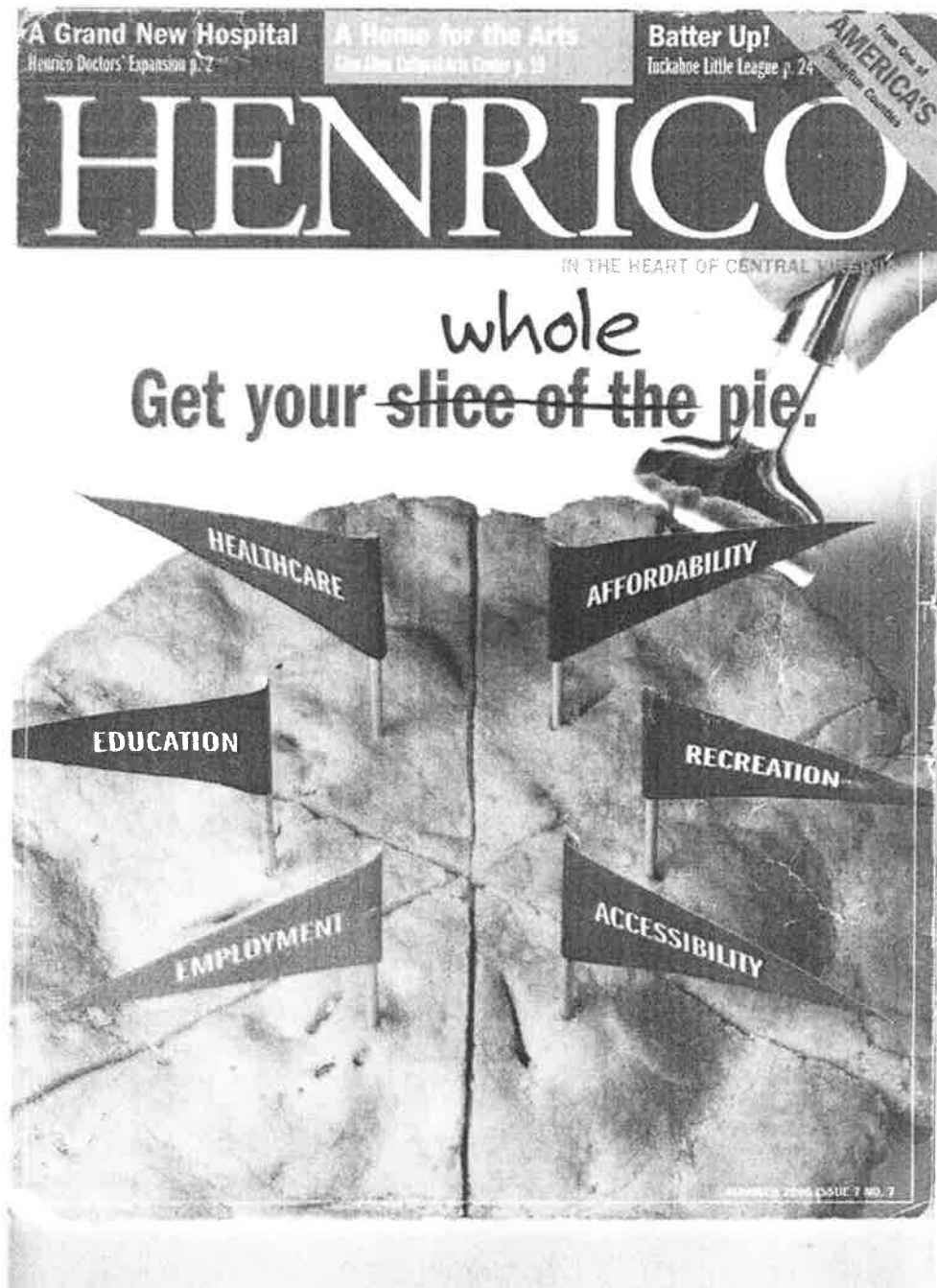
If you have any questions please feel free to contact me.

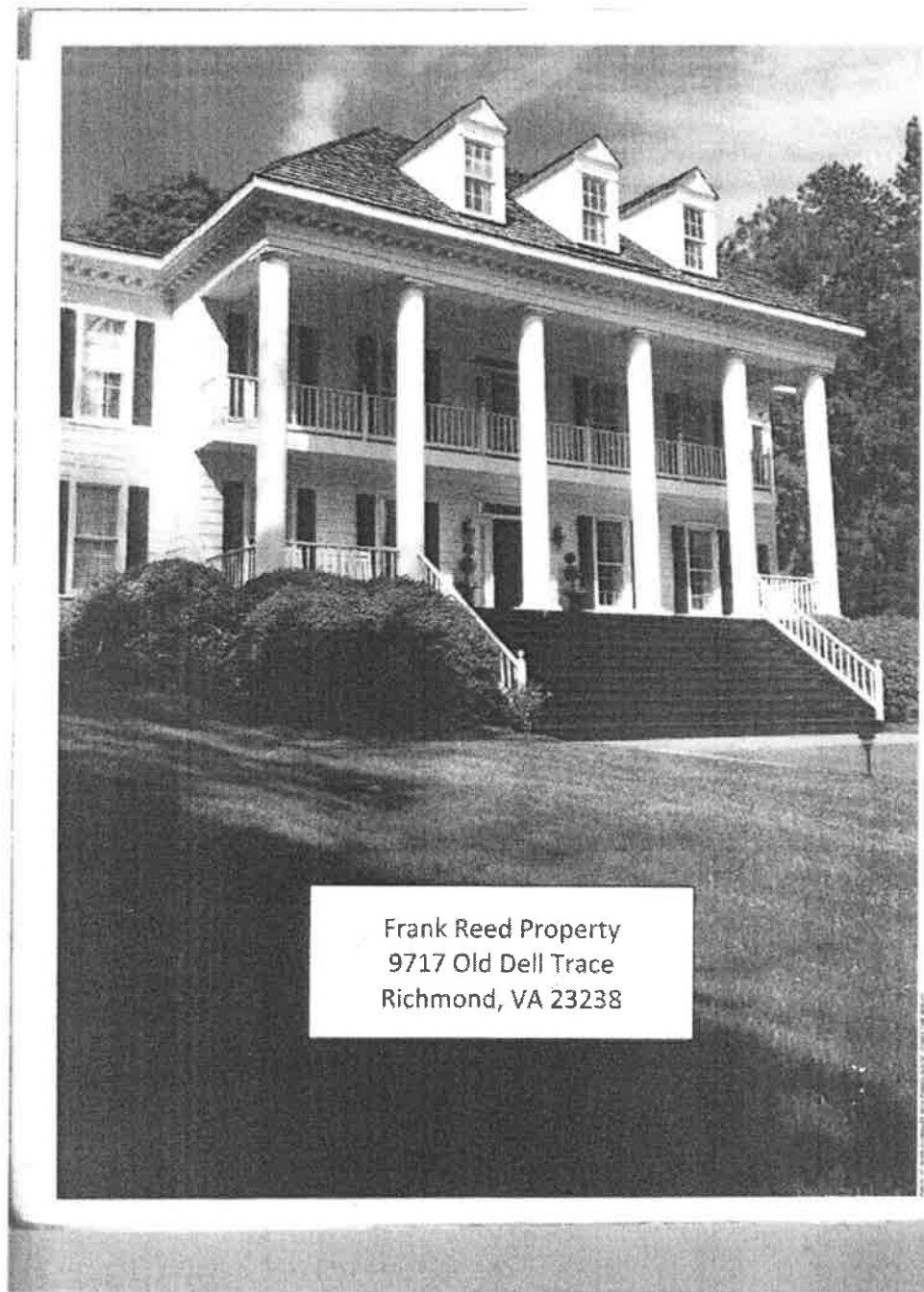
Sincerely,

Stevie Watson

Stevie Watson
Associate Broker, GRI, RRI
Long and Foster Real Estate, Inc.







NOTABLE NEIGHBORHOODS

*T*HE WORD "NEIGHBORHOOD" COMES FROM THE MIDDLE ENGLISH, NEIGHBOR, a farmer (buer) who lived close (nigh), and hood, a suffix which denoted one's unique condition or character. Ultimately then, the first neighborhoods developed among people who felt a close affinity for one another, both in terms of shared responsibility and social class. Neighbors looked out for one another, lent a hand, swapped stories, offered solace. Neighborhoods reflected the aspirations of the residents and recreated the values of their social class in the children who grew up there.

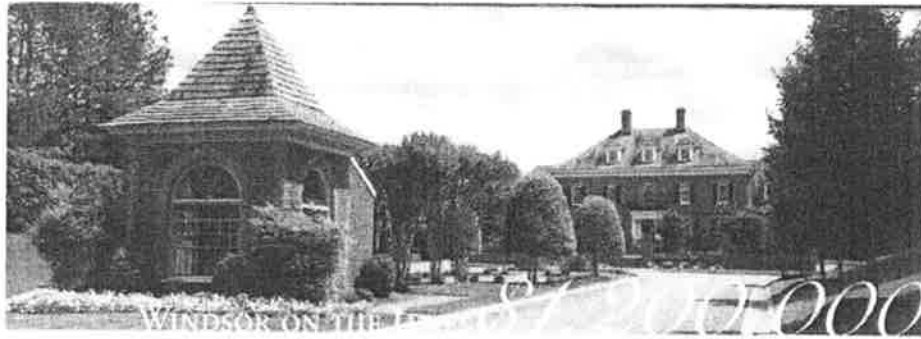
How good it is to find a home that reflects your highest aspirations; how much better to find it in a neighborhood that embraces you, draws you in, makes you and your family better and more involved. In Henrico County, many such neighborhoods beckon.

Richmond

For many, Richmond, Virginia conjures up images of the Old South: stately homes situated on gracious, tree-lined streets; a slow pace of life where iced tea or a Mint Julep can be savored on a screened porch during a long sleepy afternoon; children playing on broad green lawns under a sultry summer sun. Remarkably, the image lives on in one of Henrico County's oldest neighborhoods.

The River Road corridor, stretching from the Richmond city line at its eastern terminus to Goochland County in the west, charts a course along the James River. Along the way, it encompasses many of Metropolitan Richmond's most prestigious addresses. Drive west on River Road into Henrico County and the first impression you get is "Old Money." These homes are not the cookie-cutter construction of new development, but uniquely personal creations, each situated on a spacious lot with long-established trees and gently manicured plantings. While a few are the definition of ostentatious display, most of the homes along this stretch of road are the model of understated elegance.

HENRICO 28



*Black oak takes
and rather black
down the lake.
path, trees play
dickball at the
end of the count-
less out-to-sure,
new moon path
strollers on the
sidewalk —
you can't help
but smile.*

First homes starting at \$200,000
in Twin Hickory and spreading into
beyond the 100s in Windsor on
the river, newcomers to Henrico
County have a wide array of options to
find their homes.



As River Road passes the newly redesigned
Tuckahoe Course of the Country Club of Virginia,
fancy shops give way to the ivy-covered homes and
stunning campus of the University of Richmond. As
you pass Forest Avenue, take a left onto the secluded
Windsor on the James. The all-brick mansions in this
small, exclusive neighborhood are meant to impress
with cast, manicured lawns and Georgian grandeur.

More typical of the homes along River Road,
however, is the well-established neighborhood of
Mooreland Farms. Every lot is different and every
home is unique. The architecture runs from 20s era
tri-levels, Dutch Colonials, and traditional Cape
Cods to energy-efficient homes with vast walls of
windows, and multi-storied homes that seem to
mold themselves to the terrain. With creative land-
scaping, homeowners have put to advantage the
steeply rolling hills that rise up from the James
River, creating shade gardens and terraced lawns.
The mood here is gracious living. A long estab-
lished neighborhood, Mooreland Farms is an area
in transition. Long time residents share the streets
with young, well-to-do families. The result is a real
neighborhood feel.

Grayson Hill

Don't want the hassle of a lawn? Prefer to spend
your money on the inside of your home than the

outside? Condo living may be for you. In the past
five years, the Richmond area has become crazy for
luxury condos and townhomes, and Henrico
County is helping to scratch that itch. Development
has begun in the east end of the County at Rickett's
Landings. In the west end, Garmenick Properties is
meeting market demand with Grayson Hill.

Situated on 50 acres of prime real estate at the
corner of Petersen Ave. and Gaskins Road, Grayson
Hill offers five distinct floor plans in a wide range of
prices, from the upper \$300s to the \$600s. The brick
architecture is reminiscent of traditional 18th cen-
tury colonial buildings with amenities that are typi-
cal of upscale, luxury living: hardwood floors
throughout the common areas; granite countertops
in the kitchen; and massive master suites.

Grayson Hill is trying hard to create ample
open spaces to give the feel of a rambling English
country garden to its layout. All of the homes fea-
ture 2-car garages, so the property will avoid the
look of a parking lot. With a large lake bisecting the
planned layout, and a concerted effort to maintain
as many of the trees as possible, the developers have
tried hard to match the elegance of the landscaping
to the elegance of the homes.

The first homes went on sale a year ago and
response was strong, with deposits on more than
40% of the homes offered in the first phase.
Another 19 homes were offered for sale this spring
with reservation agreements on another 18. Less
than a quarter of the homes have yet been offered
for sale. With shopping and dining nearby, easy
access to all the major highways, and ample recre-
ation just minutes away, demand is sure to be
strong for the remaining homes.

Twin Hickory

When new businesses move to town, their employ-
ees are understandably concerned. Where will we
live? How much will it cost? Are the schools good?
Are there good restaurants, nice shops, friendly
people? A drive to Henrico County's Twin Hickory
development answers all of their questions.

In the far west end of Henrico County, Twin
Hickory is a mixed, residential development of

apartments, town homes, affordable single family homes, and upscale residences. This new development already has the feel of home. Drive down the streets and you know you are in a well-planned community. Most of the homes are brick front Transfionals, and family is the theme. Everywhere you look there are children. Basketball hoops dot the side of the road. Wood-towered playgrounds dominate many backyards. Frisbees are flying. Kids ride bikes and roller blade down the bike path, teens play stickball at the end of the countless cul-de-sacs, new moms push strollers on the sidewalks (a new development with sidewalks!) — you can't help but smile.

Students in the Twin Hickory zone attend Deep Run High School and its excellent feeder schools. Only in its fourth year, Deep Run has already made a name for itself. It is consistently one of the top scoring schools in Virginia on State Standards of Learning tests. In addition, the school has already won multiple state championships in athletics.

For recreation, the location can't be beat. Movie theaters, soccer fields, an ice skating rink, bowling alleys, driving ranges and a top rated golf course are all just minutes away. Dining options are endless, with the upscale Short Pump Town Center and all its perimeter shops just down the street. At one end of the development, the Shady Grove YMCA draws hundreds of people every day, a new Recreation Center is under construction across the street. At the other end of the development, the Short Pump Community Center is also under construction.

The suburbs are about family, providing the best for your children and taking advantage of all the amenities at an affordable price. Twin Hickory has all of this and is an attractive option for people relocating to Richmond.

At its best, a home is an extension of a family's personality. For some the quest for precisely manicured lawns and razor sharp edges between their



The fourteenth best of Grayson Hill (above) is helping to meet the demand for upscale condos and townhomes in Henrico County.

perfect lawn is the highest aspiration, a form of genteel elegance that once was the preserve of only the wealthiest country squire. For others, nothing more fully expresses filial bliss than an endless array of primary-colored toys strewn about a well-tended yard; part playpen, part dog run. For others, an elegantly appointed house, maintenance free, in a close-knit urban community of like-minded souls is the ideal.

Henrico County has it all and prides itself on being a great place to live, work, and raise a family with friendly people, an affordable cost of living, great schools, and an ideal location. In an era when neighborhoods have become geographical expressions only, it is nice to know that there are still places you can live and work where you feel connected, not cut off. Stuck within our McMansions, thrown to stone by the Medusa glare of cable TV, desperately seeking connection and solace in Internet chatrooms with people we will never see, we may never even know the people next door, but it doesn't have to be that way. Open your door, meet your neighbors, share your dreams. ■

In an era when neighborhoods have become geographical expressions only, it is nice to know that there are still places you can live and work where you feel connected, not cut off.



Short Pump is a new price and location only. Please make an appointment to visit the model.

MG Miller Van Vorst

Doc No. R0803100 Page #1

Uniform Residential Appraisal Report

File # R0803100

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

Property Address: 8717 Old Oak Trace, City: Richmond, State: VA, Zip Code: 23231
 Borrower: Frank, Owner of Public Record: Frank, County: Henrico
 Legal Description: Lot 16 Block A Section A Country Club Colony
 Assessor's Parcel #: 740-735-9162 Tax Year: 2008 R.E. Taxes: \$ 7,780.41
 Neighborhood Name: West End Map Reference: Henrico 23233 Census Tract: 23233
 Occupant: Owner: Frank Vacant: Special Assessments: N/A HUD: HUS: per year per month
 Property Rights Appraised: Fee Simple Leasehold: Other (describe):
 Acquisition Type: Purchase Transaction: Refinance Transaction: Other (describe):
 Listing/Client: To Be Determined Address: To Be Determined
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report this sales price, offering price(s), and date(s). The subject was listed in January 2007 and sold to the current owner in March 2007.
 I, [Signature], did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property sold to the owner of public record? Yes No (See Source)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the terms to be paid.
 Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood Characteristics: Location: Urban Suburban Rural Property Values: Increasing Stable Declining PRCE: ASL One-unit: 60 %
 Build-up: Over 25% 25-75% Under 25% Demand/Supply: Shortage In Balance Over Supply \$ BOM: 100% 2-4 Unit: 10 %
 Growth: Rapid Slow Medium Market Time: Under 3 mths 3-6 mths Over 6 mths 400 Low New Multi-Family: 5 %
 Neighborhood Boundaries: The subject's marketing area is generally bounded by Patterson Ave to the north, Parkman Road to the east, the James River to the south, and Goosecreek County to the west. 2,500 High 60 Commercial: 5 %
 Neighborhood Description: The subject is located in the prestigious far west end. Demand for new estate is consistently some of the highest in the Richmond Metro Area. All amenities are convenient to this area. Major amenities offered by the Downtown Central Business District are within a twenty minute commute. Good quality to excellent quality homes comprise the neighborhood.
 Market Conditions (including support for the above conclusions): Current market conditions are considered to be favorable at this time. Conventional, FHA, and VA loans are typical for the area with sellers contributions to closing being minimal. Supply and demand appears to be in balance. Exposure time is deemed to be equal to marketing time.
 Dimensions: Site: Plat: Area: 1.21 Ac +/- Shape: Bounded Rectangle View: Average
 Specific Zoning Classification: R-10 Zoning Description: Single Family Residential
 Are there any encumbrances (e.g., easements, nonconforming (zoning) uses, etc.)? No Zoning: Legal (describe):
 Is the highest and best use of subject property as proposed (per plans and specifications) the present use? Yes No If No, describe:
 Utilities: Public Other (describe): Public Other (describe): Off-site Improvements - Type: Public Private
 Electricity: Gas: Water: Sewer: Storm: Street: Abandon: Alley: None/Typical
 FEMA Special Flood Hazard Area: Yes No FEMA Flood Zone: FEMA Map # FEMA Map Date
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe:
 Are there any adverse site conditions or internal factors (basements, encroachments, environmental conditions, etc.)? Yes No If Yes, describe:
 The site is very well landscaped with mature trees and shrubs. There is an exposed aggregate walk to the circular drive.
 General Description: Units: One One with Accessory Unit Foundation: Concrete Slab Other Space Exterior Description: materials/condition Interior: materials/condition
 # of Stories: 2 S Full Basement Partial Basement Exterior Walls: Brick/Block/Good Fixers: Cement/Grout/Good
 Type: Det. Att. S Det/Att Unit Basement Area: 5,746 sq ft Roof Surface: Gable/End/Side/Slope/Good Walls: Drywall/V-Groove
 Heating: Proposed Under Floor Radiant Floor 60 % Gutters & Downspouts: Aluminum/Good Bath Floor: Ceramic/V-Groove
 Design (Style): Colonial Windows: Wood/Double Hung/Good Storm Sash/Insulated: Insulated/Good Car Storage: None
 Year Built: 1998 Custom of: Manufacture Screens: Yes Driveway: # of Cars: 4+
 Effective Age (Yrs): 3 Damages: Settling Arteries: Wood/Stained # Driveway Surface: Asphalt
 A/C: None Heating: FWH HVAC: Radiant Air Conditioning: Forced Air Gas: Fireplace: # 2 Fence: Garage: # of Cars: 2
 Drop Star: Stairs: Other: Full Glass Porch Deck: Rear Porch: Front Casport: # of Cars: 2
 Floor: Carpet: Central Air Conditioning: Pool: Other: Balcony: An: Det: Split-
 Finished: Hardwood: Other: Other (describe):
 Appliances: Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade, etc.: 13 Rooms: 7 Bedrooms: 7.5 Baths: 7,269 Square Feet of Gross Living Area Above Grade
 Additional features (central heating, air conditioning, etc.): See attached addenda.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is a very well constructed colonial style dwelling that has recently been renovated and had a new addition added. As of the date of inspection, construction was approximately 60%. No functional or structural obscurance was observed.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe:
 Does the property generally conform to the neighborhood (structural style, style, condition, etc., etc.)? Yes No If No, describe:

Freddie Mac Form 70 March 2005

Page 1 of 6

Fannie Mae Form 1004 March 2005

Form 1004 - "WATER" appraisal software by a. m. m. inc. - 1-800-ALAMOR

(SLS No. 805001701 Page #3)

Uniform Residential Appraisal Report

File # R0803120

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,000,000 to \$ 2,000,000.	
There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,000,000 to \$ 2,000,000.	
Address	1001 Middle Quarter Ct Richmond, Va 22235
Location	1001 Middle Quarter Ct
Proximity to Subject	0.56 miles SW
Size Price	\$ 1,000,000
Size Price/Gross Lw. A/R	\$ 279.41 sq ft
Info Source(s)	Public Records, MLS
Verification Source(s)	Public Records, MLS
Value	Visual
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment
Sale Price/Gross Lw. A/R	None Known
Concessions	None Known
Date of Sale/Time	01/12/2007
Location	Good
Leased/Fee Simple	Fee Simple
Site	Average/Lot
View	Average
Design (Style)	Colonial
Quality of Construction	Good/Frame
Actual Age	20 Yrs/3 Eff
Condition	V Good
Above Grade	13.1 7 7.5
Below Grade	14.1 15 14.2
Cons. Living Area	7,289 sq ft
Basement & Finished	1,736 Sq. Ft.
Rooms Below Grade	Basement
Functional Utility	Good
Heating/Cooling	F/WA/CAC
Energy Efficient Items	Fully Insulated
Garage/Carport	2 car Att. Gar
Porch/Patio/Deck	Full Blk. Deck
Net Adjustment (Less)	-173,825
Adjusted Sale Price of Comparables	\$ 826,175
Gross AD, 17.3 %	\$ 1,725,000
I, [] do not warrant the sale or transfer history of the subject property and comparable sales. If not required.	
My research [] do not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Public Records, MLS	
My research [] do not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Public Records, MLS	
Request the results of the research and analysis of the prior sales or transfers history of the subject property and comparable sales upon additional four sales to []	
FROM	SUBJECT
Date of Prior Sale/Transfer	01/12/2007
Price of Prior Sale/Transfer	\$899,000
Date Source(s)	Public Records, MLS
Effective Date of Data Sources	March 22, 2008
Analysis of prior sale or transfer history of the subject property and comparable sales: Comparable sale three was a corporate relocation. This relocation company took possession of the property just before it was sold.	
Summary of Sales Comparison Approach: See attached addenda.	
Indicated Value by Sales Comparison Approach \$ 1,725,000	
Indicated Value by: Sales Comparison Approach \$ 1,725,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
The Cost Approach and Income Approach to value were deemed not applicable. The Direct Sales Comparison Approach was deemed to yield the most reliable results because it directly reflects the actions and motivations of both buyers and sellers.	
This appraisal is made [] as is, [] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [] subject to the following required repairs or alterations on the basis of a hypothetical condition that the condition or deficiency does not require attention or repair. Final inspection by MG Miller and Associates is required.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,725,000 as of March 18, 2008, which is the date of inspection and the effective date of this appraisal.	

Freddie Mac Form 70 March 2005

Page 2 of 6

Fannie Mae Form 1004 March 2005

Form 1004 — "WinTAL" appraisal software by a 9 mode, Inc — 1-800-ALAMODE

File No. SUBGATEL Page # 3

Uniform Residential Appraisal Report

File # R0803120

This is a Summary Appraisal Report which is intended to comply with the reporting requirements under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for any improper use of this report.

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the effective date of this appraisal, Alex J. Umanski, SRA has completed the continuing education requirements of the Appraisal Institute.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the appraiser to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable sales or other methods for estimating site value). The cost approach was deemed not applicable to this type of subject.

COST APPROACH

ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE	
Source of cost data			RAWL FWD	Sq Ft. @ \$
Quality index from cost service	Effective date of cost data			Sq Ft. @ \$
Comments to the Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport	Sq Ft. @ \$
			Total Estimate of Cost-New	
			Less: Physical	
			Functional	
			External	
			Depreciation	
			Depreciated Cost of Improvements	
			Market Value of Site Improvements	
Estimated Remaining Economic Life (REEL) and YR only	60 Years	INDICATED VALUE BY COST APPROACH		

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 4,000 Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the development in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No (Unit type) Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached owning unit.
Legal name of Project
Total number of phases Total number of units Total number of units sold
Total number of units leased Total number of units for sale Date (year/mo)
Was the project created by the conversion of existing buildings into a PUD? ☐ Yes ☐ No If Yes, date of conversion
Does the project contain any multi-checking units? ☐ Yes ☐ No Date issued
Are the units, common elements, and recreational facilities complete? ☐ Yes ☐ No If No, describe the status of completion

Are the common elements owned by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the terms and extent

Describe common elements and recreational facilities

Freddie Mac Form 70 March 2005

Page 2 of 8

Fannie Mae Form 1004 March 2005

Form 1004 — "WeTOTAL" appraisal software by a.i. mod. inc. — 1-800-ALAKODCE

Uniform Residential Appraisal Report

FR 10037-120

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property; (2) inspect the neighborhood; (3) inspect each of the comparable sales from at least the street; (4) research, verify, and analyze data from reliable public and/or private sources; and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to this comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

File No. R0803120 Page #5

Uniform Residential Appraisal Report

File # R0803120

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Freddie Mac Form 70 March 2005

Page 5 of 6

Freddie Mac Form 1004 March 2005

Form 1004 — "WinTOTAL" appraisal software by iS mode, Inc. — T-503-ALAS000E

File No. R0903120 Page 16

Uniform Residential Appraisal Report

File # R0903120

21. The lender/client may disclose or distribute this appraisal report to the borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, other secondary market participants, data collection or reporting services, professional appraisal organizations, any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001 et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If the appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
Name Alex J. Umiker, SRA
Company Name MG Miller Valuations
Company Address 5316 Patterson Ave, Richmond, VA 23226
Telephone Number 804-289-9582
Email Address alex@mgmiller.com
Date of Signature and Report March 25, 2006
Effective Date of Appraisal March 18, 2006
State Certification # 4001001450
or State License # _____
or Other (describe) _____ State # _____
State Virginia
Expiration Date of Certification or License 02-26-2010

ADDRESS OF PROPERTY APPRAISED
9717 Old Dan Trace
Richmond, Va 23233

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,725,000

LENDER/CLIENT

Name _____
Company Name To Be Determined
Company Address To Be Determined
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Freddie Mac Form 70 March 2005

Page 6 of 6

Forme Mac Form 1004 March 2005

Form 1004 -- "differential" appraisal software by a to mpc, inc. -- 1-800-ALANCODE

File # R0803120

Uniform Residential Appraisal Report

FEATURE		SUBJECT		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address		9717 Old Dell Tracer Richmond, Va 23233		9606 Cremona Drive Richmond, Va 23233					
Property to Subject		0.31 miles NE							
Sale Price		\$		\$ 1,205,000		\$		\$	
Sale Price Gross Lvl. Area		Sq Ft		215.03 sq ft		Sq Ft		Sq Ft	
Data Source(s)		Public Records, MLS		Public Records, MLS					
Verification Source(s)		Visual							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales of Financing		None Known							
Concessions		Concessional							
Date of Sale/Time		01/12/2007							
Location		Good							
Landscape/Tree Sample		Fair Simple		Fair Simple					
Site		Average/1 ac		Average					
View		Average		Average					
Design Style(s)		Colonial		Colonial					
Quality of Construction		Good/Fairly		Sub/Brick		-25,000			
Actual Age		20 Years/3 Eff		11 Years/5 Eff		+10,000			
Condition		V Good		Good		+10,000			
Above Grade		Total (Btms) Bath		Total (Btms) Bath					
Room Count		13 7 7.5		12 5 13 P2		+22,500			
Gross Living Area		2,289 sq ft		6,009 sq ft		+95,000		sq ft	
Basement & Finished		1,736 Sq Ft		None		+50,000			
Rooms Below Grade		Basement		Crawl Space					
Functional Utility		Good		Good					
Heating/Cooling		PWA/CAC		PWA/CAC					
Energy Efficient Items		Fully Insulated		Fully Insulated					
Garage/Carport		2 car Bt Gar		2 car Bt Gar					
Porch/Patio/Deck		Pch Bal Deck		Ck Sto Deck		+5,000			
Net Adjustment (Total)				\$ 118,500					
Adjusted Sale Price of Comparables		Net Adj: 3.2 %		Gross Adj: 20.7 %		Net Adj: %		Gross Adj: %	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales report additional prior sales on page 31.									
DATE		SUBJECT		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Date of Prior Sale/Transfer		01/12/2007		No known transfers in time					
Price of Prior Sale/Transfer		\$889,000		Public sale					
Data Source(s)		Public Records, MLS		Public Records, MLS					
Effective Date of Data Source(s)		March 22, 2008		March 22, 2008					
Analysis of prior sale or transfer history of the subject property and comparable sales									
Analysis Comments									

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

Form 1004 (R4) — "AutoTOTAL" appraisal software by a la mode, Inc. — 1-800-ALAMODE

Form No. R0803120 Page 2 of 2

Supplemental Addendum

File No. R0803120

Date:	Reed, Frank				
Property Address:	9717 Oak Den Trace				
City:	Richmond	County:	Henrico	State:	VA
Zip Code:	23233				
Lender:	To Be Determined				

• URAR : Improvements - Additional Features

No Personal Property Appraised. Extensive trim throughout, marble flooring in foyer, granite countertops, top of the line kitchen appliances, whirlpool tub, steam shower, trayed ceilings, BR bookcases/entertainment center, electric garage door openers, circular drive that is granite inlaid, federal style colonial porch.

• URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

All sales are high end homes in the subject's marketing area. Comp Sale one is a new dwelling transfer from a nearby development of new homes. Demand for this new development is superior to that of the subject's development as reflected in the location adjustment. Comp sale two is a similar renovated dwelling on a larger site. This sale is located in a similar established development near the subject. It was selected for its basement. This sale also included an adjoining lot that can be sold off separately. The site adjustment reflects the size difference and the additional lot. This adjustment causes the gross adjustments to exceed 25%. Comp sale three is an unrenovated dwelling that is located along a heavily traveled road. The location adjustment was made to reflect the external obsolescence caused by this main road. This adjustment causes the gross adjustments to exceed 25%. Comp sale four is supplied as additional support. This sale is located very close to the subject. This sale lacks a basement. The actual age of this sale is less than the subject, but the subject is totally renovated with a lower effective age. All sales were given adequate consideration when arriving at a final value estimate.

File No. R05001230 Page #19

Subject Photo Page

Owner	Reed, Frank				
Property Address	9717 Old Dell Trace				
City	Richmond	County	Henrico	State	VA
Zip Code	23233				
Lot Size	To Be Determined				



Subject Front

9717 Old Dell Trace
 Sales Price
 Gross Living Area 7,289
 Total Rooms 13
 Total Bedrooms 7
 Total Bathrooms 7.5
 Location Good
 View Average
 Site Average/1 ac
 Quality Good/Fair
 Age 20 Yrs/3 Eff



Subject Rear



Subject Street

Form FICR001 SR — "WinTOTAL" appraisals software by a la mode inc. — 1-800-ALAMODE

File No. 12020 Page #19

Photograph Addendum

Client	Reed, Frank				
Property Address	8717 Oak Oaks Trl				
City	Richmond	County	Henrico	State	Va Zip Code 23233
Lender	To Be Determined				



Side View of Addition



Alternative Rear View of Dwelling

Form DP90PX — "WinTOTAL" appraisal software by e is mode, inc — 1:000-SCALE MODE

File No. 86603140 Page #11

Comparable Photo Page

Owner	Reed, Frank
Property Address	9717 Old Oak Trace
City	Richmond
County	Henrico
Zip	23243
Lot	To Be Determined



Comparable 1

1001 Middle Quarter Ct
 Prop. to Subject: 0.96 miles SW
 Sales Price: 1,900,000
 Gross Living Area: 6,800
 Total Rooms: 14
 Total Bedrooms: 5
 Total Bathrooms: 3P2
 Location: Superior
 View: Average
 Site: Average/1 ac
 Quality: Super/Brick
 Age: New



Comparable 2

10 Nomad Lane
 Prop. to Subject: 0.74 miles NW
 Sales Price: 1,960,000
 Gross Living Area: 4,400
 Total Rooms: 17
 Total Bedrooms: 7
 Total Bathrooms: 7.5
 Location: Good
 View: Average
 Site: Sub/2, Zoned Lot
 Quality: Equiv/Stucco
 Age: 23 Yrs/3 Eff



Comparable 3

9130 River Road
 Prop. to Subject: 0.75 miles E
 Sales Price: 1,450,000
 Gross Living Area: 5,648
 Total Rooms: 13
 Total Bedrooms: 5
 Total Bathrooms: 4.5
 Location: Average
 View: Average
 Site: Superior/1.85 ac
 Quality: Super/Brick
 Age: 19 Yrs/8 Eff

Form PICPROR --- WinTOTAL appraisal software by a la mode, inc --- 1-800-411-1000

File No. 68809120 Page #12

Comparable Photo Page

Owner	Reed, Frank
Property Address	9717 Old Deer Trace
City	Richmond
County	Henrico
State	VA
Zip Code	23233
Listing	To Be Determined



Comparable 4

9606 Graybrook Drive
 Prox. to Subject 0.31 miles NE
 Sales Price 1,295,000
 Gross Living Area 6,009
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 3 1/2
 Location Good
 View Average
 Site Average
 Quality Sub/Good
 Age 11 Years EP

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

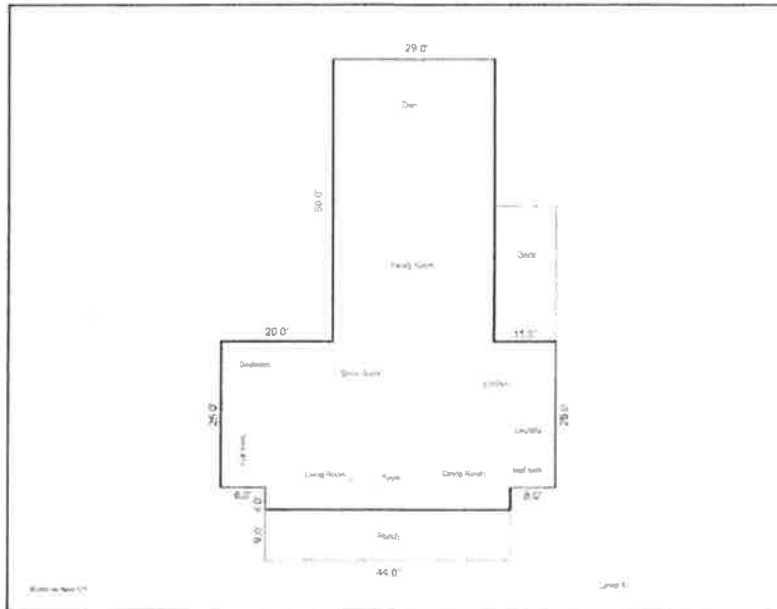
Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

The No. 800031201 Page #12

Building Sketch

Name	Rood, Frank						
Property Address	9717 Old Dixie Trace						
City	Richmond	County	Harrison	State	Va	Zip Code	23235
Level	To Be Determined						



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Area	Net Totals
001	First Floor	3186.0	3186.0
P/P	Porch	196.0	460.0
	Deck	264.0	
Net LIVABLE Area		(Rounded)	3186

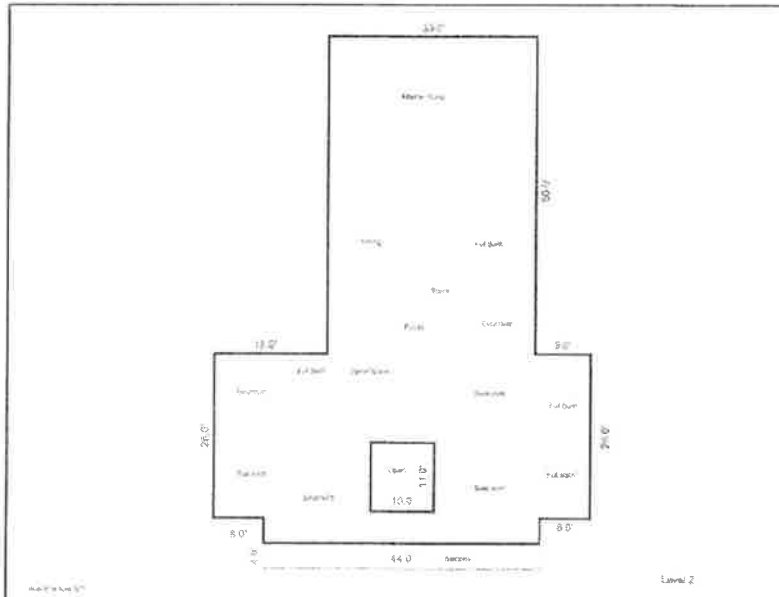
LIVING AREA BREAKDOWN			
Breakdown			Subtotal
First Floor			
1.0	x	44.0	176.0
29.0	x	50.0	1450.0
26.6	x	60.0	1596.0
3 Items			(Rounded)
			3186

Form SKT BldgSd -- "WhtOTAL" appraisal software by s la roche, inc -- 1-800-ALAMODE

Building Sketch

Plot No. R0004147 Page #14

Owner	Reed, Frank
Property Address	9717 Old Des Trace
City	Richmond
Land	To Be Determined
County	Henrico
Sub V/s	20 50% 212/13



Comments

AREA CALCULATIONS SUMMARY

Code	Description	Net Area	Net Totals
GLA2	Second Floor	1308.0	
	Second Floor	-110.0	2216.0
P/F	Balcony	176.0	176.0
Net LIVABLE Area		(Rounded)	3276

LIVING AREA BREAKDOWN

Breakdown		Subtotals
Second Floor		
33.0	x 50.0	1650.0
26.0	x 60.0	1560.0
4.0	x 44.0	176.0
10.0	x 11.0	-110.0

Form SKT-SKSM - "WinTotal" appraisal software by a la mode, inc. - 1-800-ALAMODE

File No. H00001207 Page #13

Building Sketch

Owner	Reed, Frank						
Property Address	9717 Oak Den Trl						
City	Richmond	County	Henrico	State	VA	Zip Code	22293
Lease	To be Determined						

Level 3

Basement

Scale: 1/4" = 1'-0"

Comments:

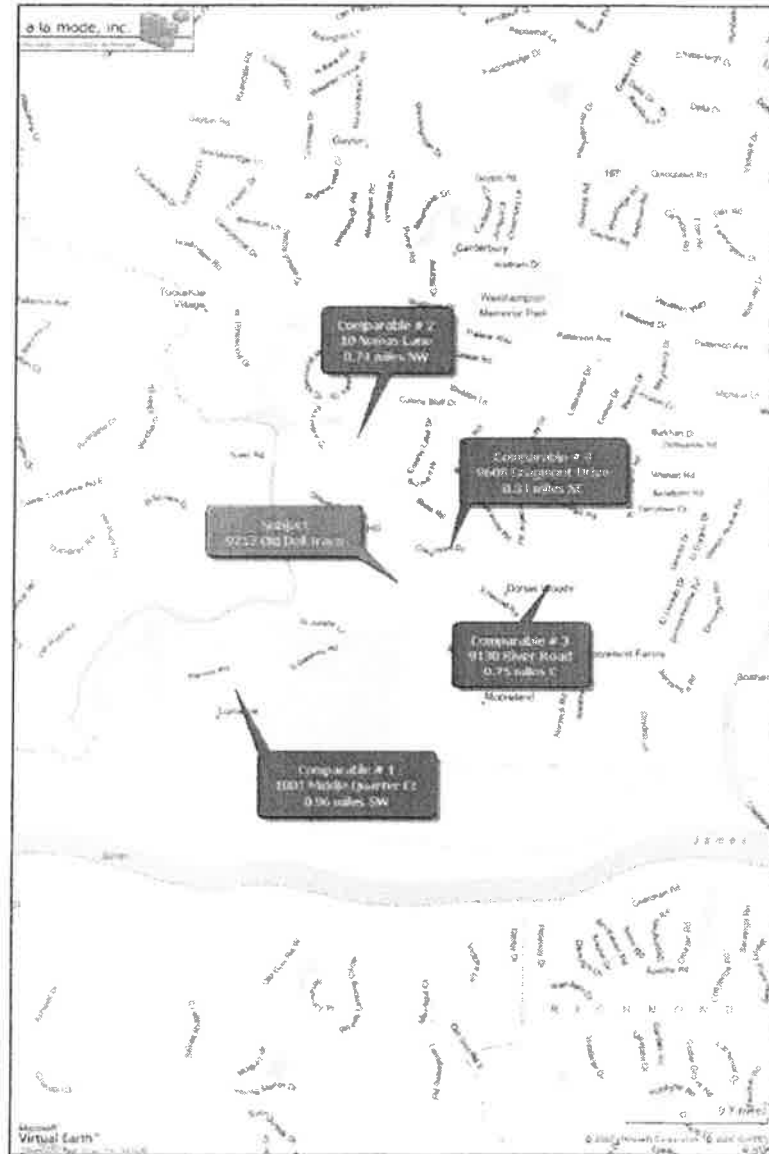
AREA CALCULATIONS SUMMARY			
Code	Description	Net Area	Net Totals
03A3	Third Floor	826.5	826.0
03B7	Basement	1033.0	
	Garage	703.4	1736.4
Net LIVABLE Area		(Rounded)	827

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
Third Floor	50 x 9.5		42.5
	28.0 x 28.0		784.0
2 Items		(Rounded)	827

Form SKT.BH33H -- "NetTotal" appraisal software by a 2 mode, etc. -- 1-800-ALAMOCE

Location Map

Owner	Reed, Frank						
Property Address	9717 Owl Dell Trace						
City	Richmond	County	Henrico	State	VA	Zip Code	23214
Lottery	To Be Determined						



Form MAP LOG -- "WinTOTAL" appraisal software by a la mode, inc -- 1-800-ALUMOOD

Base

Page 1 of 1



COUNTY OF HENRICO - FINANCE DEPARTMENT
REAL ESTATE ASSESSMENT DIVISION

Address: 4351 E. Fairham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

Basic Information

Parcel ID 740-735-8162
State Code Resid (Urban)
Tax Type Reg Taxable
Zone R-O
Tax Dist Regular
Magisterial Tuckahoe
Subdivision Country Club Colony
Section A
Block A
Lot 16
Map Page # 172
Vision PID # 11995

Parcel Address 9717 OLD DELL TRACE
Appraiser X
Neighborhood 1-070
Acreage 0
Owner (Jan 1) REED FRANK J III & C A
Owner (Cur) REED FRANK J III & C A
Mailing Address
817 MATLACK DR
MOORESTOWN NJ
Zip 08057-1443
Old Map # D110050000A 0016
Pre 1982 Map # 81 A1 34

Image



Last Photo Update 02/01/1997

Residential Information

Usecode	210 Res - Subd (1 Fam)	Year Built	1988	Sq Ft Finished Living	4,166
Style	01 Colonial	No. of Stories	2	Finished Attic	0
Grade	AA	Total Rooms	10	Unfinished Living	0
Ext. Walls	02 Composition	Bedrooms	4	Basement	1,734
Roof	02 Wood Shingle	Half Bathrooms	2	Finished Basement	838
Heating	02 Forced Air	Full Bathrooms	5	Basmt Type	W Walkout
Air Cond.	01 Yes	Fireplace(s)	3	Basement Garage	2



Last Transfer

Sale Date	Sale Price	Deed Book	Page	Previous Owner	Validity of Sale	# of Parcels
03/30/2007	\$899,000	4315	166	POLLARD MATTHEW E & E L		1

Current Assessment

Year	Date	Land	Land Use	Improvements	Total
2011	03-10-2011	\$250,000		\$366,400	\$608,400

Additions and Outbuildings

Type	Improvement	Measurement
Addition	Deck	254 Square Feet
Addition	Porch Covered	528 Square Feet

Sketch Details

Code	Desc	Gross	Living
VLT	Valued Area	116	0
1FF	1st Fl Finished	2,432	2,432
2FF	2nd Fl Finished	1,734	1,734
BGR	Basmt Garage	788	0
BMF	Basement Finished	838	0
BMU	Basement Unfinished	110	0
PCO	Porch Covered	528	0
WDK	Deck	254	0

Land Information

Type	# Units	Unit Type	Sqft	Zone
04	1	LOTS	0	R-O

Map

Notes

9-24-2003, Pollard, Matthew E., & Elizabeth L. DB 3545-2288 -- 3-30-2007 Reed, Frank J. III & Christina A. DB 4315-168

<http://pmtias.ntdp.henrico:7778/pls/htmldbcamprod/f?p=128:5:190356896835668::NO:::> 10/5/2011

Current Value of Virginia House --methodology for valuation

http://www.co.henrico.va.us/finance/divisions/real-estate-division/real-estate-assessment.html

HENRICO COUNTY VIRGINIA

SEARCH

Wednesday, Nov 2, 2011
64.0% A Few Closer

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Real Estate Assessment

http://www.co.henrico.va.us/finance/divisions/real-estate-division/real-estate-assessment.html

Real Estate Assessment

Screen Shot - Wikipedia

Real Estate Assessment

The Code of Virginia provides for the assessment of real property at 100% of fair market value. Fair market value is the probable amount a property would sell for today if exposed to the market for a reasonable period. Henrico County employs an annual reassessment program to ensure that property is assessed uniformly and at its market value. The Real Estate Assessment Division is part of the Department of Finance and is charged with the review and reassessment of all real property annually January 1 of each year.

Real Estate Assessment

How Assessments are Determined

Real estate assessments are based on the typical selling price of comparable properties and reflect the actions of buyers and sellers in the local market. The Real Estate Assessment Division is responsible for reviewing and analyzing the data to assess each property accordingly. Each year staff analyzes thousands of real estate transactions, of which the majority are residential properties. Additionally, transactions for previous years are examined. Sales information is gathered from recorded deeds, buyers, sellers, real estate professionals, and the selling prices are compared to the assessed values to determine an assessment/sales ratio. A neighborhood is selected for reassessment when its assessment/sales ratio is significantly below or above 100 percent. Once it is determined that an area must be reassessed, three valuation approaches, i.e., sales comparison, cost, or income, are considered. Typically, the sales comparison approach is chosen for residential properties. Comparative sales information is used as a base for the assessment of individual properties after the transactions are carefully analyzed to consider differences in size, quality, condition, location, and other amenities.

Due to the limited number of local commercial property transactions, regional and national information must be collected for analysis. In addition to uniform cost data and market data, commercial properties are selected for reassessment based on potential rental income, occupancy levels, and market demand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 30th, 2016.

Stevie Watson
Stevie Watson